

# LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

**for June 7, 2006 PLANNING COMMISSION MEETING**

**PROJECT #:** Change of Zone #06038

**PROPOSAL:** Change the zoning from B-2 Planned Neighborhood Business to R-5 Residential.

**LOCATION:** North 27<sup>th</sup> Street and Folkways Boulevard

**LAND AREA:** 6.55 acres, more or less

**CONCLUSION:** This change of zone is consistent with the zoning ordinance and other uses in the area.

### RECOMMENDATION:

## Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** The remaining portions of Outlots G, H, I, J, and K, King Ridge 1st Addition, located in the NW 1/4 of Section 6-10-7, Lancaster County, Nebraska, more particularly described in Exhibit A.

### EXISTING LAND USE AND ZONING:

Undeveloped

## B-2 Planned Neighborhood Business

**SURROUNDING LAND USE AND ZONING:**

North: Northstar High School

## I-1 Industrial

South: Apartments

## R-5 Residential

East: Undeveloped

### I-3 Employment Center

West: Undeveloped

## B-2 Planned Neighborhood Business

**ASSOCIATED APPLICATIONS:**

SP #06034 King Ridge Townhomes CUP

## HISTORY:

May 1979	This area was changed from A-A Rural and Public Use to R-3 Residential District during the 1979 Zoning Update.
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**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Plan identifies this property as Industrial. (F 25)

**TRAFFIC ANALYSIS:** Folkways Boulevard is classified as a Local Street, both now and in the future. (E 49, F 103) Local streets essentially serve as connectors between abutting properties and higher order streets. (F 105)

**ANALYSIS:**

1. This is a request to rezone approximately 6.5 acres from B-2 Planned Neighborhood Business to R-5 Residential. This request is associated with a proposal for a Community Unit Plan for 54 dwelling units.
2. This project is proposed to have 27 two-family dwellings, each on its own lot and surrounded by a common outlot. In this configuration, each dwelling may be sold independent of the attached unit. This development is proposed to be approved by special permit as a Community Unit Plan under SP #06034.
3. Changing the zoning on this property is consistent with zoning on the south side of Folkways Boulevard. The zoning could be changed to R-4 and applicant would have enough density for the proposed number of units, but R-4 would require greater deviations from the zoning requirements. Under R-5, either the CUP or straight zoning would allow up to 190 units, provided open space and parking requirements were met.

Prepared by

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov  
Planner

**Date:** May 26, 2006

**Applicant and Owner:** Summit Homes  
517 Anthony Lane  
Lincoln, NE 68520  
430.5338

**Contact:** Mark Palmer  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508



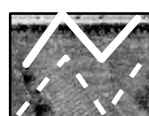
# **Change of Zone #06038 & Special Permit #06034** **King Ridge Townhomes CUP** **N 27th St & Folkways Blvd**

2005 aerial

## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 6 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction

